B 0978 REC 01904833 09/28/82 10:13 \$10.00 1/001 Jule# F 1599 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO # 3269 S-216 NORTH 1/4 CORNER SECTION 3, TIN, R68W. BENCH MARK:
/ EXISTING CONCRETE R.O.W. MARKER STAMPED ELEVATION 4995.80' USGS. chord: N87°20'55"W ---- 457.55 (457.6) 1024.36 (1024.4) \$89°39<sup>1</sup>25"E N89°39<sup>1</sup>25"W ---- 360.34  $\Delta = 4^{\circ}37^{1}00^{11}$ R=5680.00 L=457.67 (457.7) N85°02'26"w-305.82 (305.8) 664.02 L=212.8) PERMANENT REFERENCE MONUMENT (TYP.) BENCH MARK: ACCESS EASEMENTS ACCESS
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(TYPICAL) TOP #8 REBAR ELEV. 4996.72 USGS. 20' UTILITY / 15' UTILITY EASEMENT-(FUEL STATION & RESTAURANT) 2.294 Acres ± 1.870 Acres = 1.926 Acres ± 50 UTILITY & PIPELINE EASEMENT 20' UTILITY EASEMENT, SW CORNER N 1/2, NE 1/4. **GENERAL NOTES:** "FINAL 1. THE SEPTIC SYSTEMS SHOULD BE DESIGNED AND SITED BY A QUALIFIED ENGINEER. 2. A SPECIFIC FOUNDATION DESIGN CRITERIA AND FILL, BACKFILL AND A SOILS AND FOUNDATION PURITAN PLACE COMMERCIAL SUBDIVISION INVESTIGATION REPORT. PRIOR TO BUILDING PERMITS BEING ISSUED ON THAT SITE. 3. TURN LANE REQUIREMENTS SHALL BE PROVIDED FOR AS SET FORTH IN THE STATE HIGHWAY ACCESS CODE PROVISIONS IN REFERENCE TO ACCESS TO COLORADO STATE HIGHWAY 52. A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 3, 4. EACH OF THE LOTS SERVED BY THE COMMON ACCESS EASEMENTS SHALL HAVE CLEAR RIGHT TO FULL USE. OF THOSE EASEMENTS. DIRECT ACCESS TO THE HIGHWAY SHALL BE RESTRICTED TOWNSHIP ONE (I) NORTH, RANGE 68 WEST OF THE SIXTH P.M., WELD COUNTY, COLORADO. TO THE USE OF THE COMMON ACCESSES AS SHOWN HEREON. 5. NO BUILDING PERMIT SHALL BE ISSUED BY THE WELD COUNTY DEPARTMENT OF PLANNING CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE: SERVICES UNTIL THE APPLICANT FOR THE BUILDING PERMIT PRESENTS EVIDENCE THAT ADEQUATE WATER IS AVAILABLE TO THE LOT FOR FIRE PROTECTION PURPOSES. THE KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF THAT PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP ONE (1) NORTH, RANGE 68 AMOUNT OF WATER REQUIRED FOR FIRE PROTECTION PURPOSES SHALL BE DETERMINED WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3; THENCE FROM THE MINIMUM REQUIREMENTS SET FORTH IN THE LATEST EDITION OF N. F. P. A. SOO°25'30"W ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NORTH ONE-HALF A DISTANCE OF 77.10 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 52, FROM STANDARD 1231 TITLED "WATER SUPPLIES FOR SUBURBAN AND RURAL FIREFIGHTING." THE SAID POINT THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF. OF THE NORTHEAST ONE-QUARTER BEARS SOO 25'30"W A DISTANCE OF 1258.41 FEET: THENCE S89 39'25"E ALONG SAID SOUTHERLY R.O.W. LINE WELD COUNTY DEPARTMENT OF PLANNING SERVICES MAY WITHHOLD APPROVAL OF A A DISTANCE OF 664.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE 800°25'50"W A DISTANCE OF 389.64 FEET; THENCE 885°00'49"E A DISTANCE OF 861.11 FEET; THENCE NO 4°59'56"E A DISTANCE BUILDING PERMIT UNTIL THE LONGMONT FIRE PROTECTION DISTRICT HAS APPROVED OF 436.26 FEET TO SAID SOUTHERLY R.O.W. LINE; THENCE N85°02'26"W ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 75.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA THE DATA SUBMITTED WITH THE BUILDING PERMIT APPLICATION. OF SAID CURVE IS 4°37'00", THE RADIUS OF SAID CURVE IS 5680.00 FEET. THE CHORD BEARS N87°20'55"W --- 457.55 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 457.67 FEET TO THE END OF SAID CURVE: THENCE N89°39'25"W ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 360,34 FEET TO THE TRUE POINT OF BEGINNING 6. EACH LOT SHALL BE DEVELOPED IN ACCORDANCE WITH THE PERFORMANCE STANDARDS CONTAINED IN THE WELD COUNTY ZONING ORDINANCE AND WITH THE WELD COUNTY SUBDIVISION REGULATIONS, INCLUDING THE PREPARATION OF A SITE PLAN, WHICH SHALL ADDRESS SUCH ITEMS AS: INDIVIDUAL SITE DRAINAGE, DRIVEWAY ACCESS AND UTILITY CONNECTIONS AND BUILDING LOCATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. STATE OF COLORADO T2N SURVEYOR'S CERTIFICATE: 3 MILES TO S MILES TO FT. LUPTO SAME ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. TIN DATE: APRIL 13, 1982 PLANNING COMMISSION CERTIFICATE:

THIS PLAT APPROVED BY THE WELD COUNTY PLANNING COMMISSION THIS THE DAY OF SEPTEMBER A.D., 1985 BY CHAIRMAN PLANNING COMMISSION CERTIFICATE: CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS: APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY, STATE OF COLORADO. WITNESS MY HAND CLERK AND RECORDER'S CERTIFICATES THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK WELD CTY. ROAD 12 Mayantevertein RECEPTION 1904833 COUNTY CLERK AND RECORDER LOCATION MAP - SCALE: I" = 2000'